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ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

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No.6 AMARAVATI, TUESDAY , JANUARY 31, 2017 G.967

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(H2)

DRAFT VARIATION TO CHANGE OF LAND USE FROM AGRICULTURAL AND RECREATION ZONE USE TO RESIDENTIAL USE TO AN EXTENT OF AC. 7.50 CTS. IN SY.NO.294/1A,1B PART OF APPIKONDA REVENUE VILLAGE (GVMC AREA), PEDAGANTYADA MANDAL VISAKHAPATNAM DISTRICT.

[Memo No.304348/H2/2016-1, Municipal Administration & Urban Development (H2) Department, 24th January, 2017]

NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR-SDA), Visakhapatnam / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site falling in Survey Nos. 294/1A, 1B of Appikonda Village, Pedagantyada Mandal, Visakhapatnam District and measuring an area of Ac.7.50 Cts. The boundaries of which are given in the schedule below, which was earmarked for Agriculture & Recreational Open Space Use in Master Plan of Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Residential Use by variation of change of land use, which was shown in Visakhapatnam Metropolitan Region and which is available in the office of the Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam, subject to the following conditions; namely:-

1. to collect 33 % compounding fees as the applicant has already constructed the building in the site area duly ensuring the structures in conformity with G.O.Ms.No.168, Dt.07.04.2012.
2. the applicant shall pay the development / conversion charges to the in the office of the Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam.
3. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and in the office of the Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., in the office of the Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam /Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. any other conditions as may be imposed by Vice Chairman, in the office of the Visakhapatnam-Kakinada Petroleum, Chemical & Petro-Chemical Investment Region Special Development Authority(VK-PCPIR - SDA), Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : 40’-0” wide road connecting to steel plant (2nd gate of Appikonda)
South : Land Belongs to HNPCL Plant
East : Land Belongs to HNPCL Plant
West : Land Belongs to HNPCL Plant

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT